

SUFFOLK COUNTY PLANNING COMMISSION

c/o Suffolk County Department of Economic Development & Planning
100 Veterans Memorial Highway, PO Box 6100, Hauppauge, NY 11788-0099

T: (631) 853-5192 F: (631) 853-4767

Joanne Minieri, Deputy County Executive and Commissioner, Department of Economic Development
and Planning

Sarah Lansdale, Director of Planning

Notice of Meeting

July 6, 2016 at 2:00 p.m.

Rose Caracappa Auditorium,

W.H. Rogers Legislature Bldg.,

725 Veterans Memorial Highway, Smithtown, NY

Tentative Agenda Includes:

1. Meeting Summary for June 2016
2. Public Portion
3. Chairman's Report
4. Director's Report
5. Guests
 - Joseph Sanzano, Town of Brookhaven Planning Division
6. Section A 14-14 thru A 14-23 & A 14-25 of the Suffolk County Administrative Code
 - Draft 2016 Horseblock Rd Corridor Study and Land Use Plan for Farmingville And DGEIS and FGEIS
 - Country Pointe at Yaphank, Town of Brookhaven
0200 55200 0100 001003
 - Gurwin Senior Housing, Town of Huntington
0400 25100 0100 017003, 018000
7. Section A-14-24 of the Suffolk County Administrative Code
 - None
8. Other Business:
 - 2016 Rules of Proceedings
 - Suffolk County Planning Commission Guidebook
 - East End Transportation Summit

NOTE: The **next meeting** of the SUFFOLK COUNTY PLANNING COMMISSION will be held on August 3, 2016 2 p.m. Maxine S. Postal Auditorium, Evans K. Griffing Building, Riverhead County Center, 300 Center Drive Riverhead, New York 11901

COUNTY OF SUFFOLK

Z-1



Steven Bellone
SUFFOLK COUNTY EXECUTIVE
Department of
Economic Development and Planning

Joanne Minieri
Deputy County Executive and Commissioner

Division of Planning
and Environment

STAFF REPORT SECTIONS A14-14 THRU A14-25 OF THE SUFFOLK COUNTY ADMINISTRATIVE CODE

Applicant: 2016 Horseblock Road Corridor Study and Land Use Plan for Farmingville, NY
Municipality: Town of Brookhaven
Location: Center/southeast in the Town of Brookhaven

Received: 6/6/16
File Number: BR-16-06
Jurisdiction: Adoption of Comprehensive Plan Amendment
ZONING DATA: Particularly A1, A5, J Business, MF

SUPPLEMENTARY INFORMATION

▪ Within Agricultural District:	No
▪ Shoreline Resource/Hazard Consideration:	No
▪ Received Health Services Approval:	NA
▪ Property Considered for Affordable Housing Criteria:	Yes
▪ Property has Historical /Archaeological Significance:	No
▪ SEQRA Information:	FEAF
▪ SEQRA Type	Type I
▪ Minority or Economic Distressed	Yes

PROPOSAL DETAILS

OVERVIEW – The Brookhaven Town Board has referred the Draft 2016 Horseblock Road Corridor Study and Land Use Plan for Farmingville. The Town Board intends to adopt the Study and Plan as part of the Town Comprehensive Plan as a policy document that the Town will be used as a guide for decision-making. The plan provides for a set of recommendations and design parameters to sustain and improve the Farmingville study area and the Horseblock Road corridor. The Town Board has previously adopted a SEQRA Positive Declaration (12/7/2015); accepted the draft Study and Draft Generic Environmental Impact Statement (2/25/2016); and held a public hearing for the draft Study and DGEIS (5/22/2016). The Final Generic Environmental Impact Statement (FGEIS) was accepted by the Town Board at their May 26, 2016 meeting.

The above mentioned documents are found at the Town's website. Below is the link to the Draft 2016 Horseblock Road Corridor Study and Land Use Plan for Farmingville:
<http://www.brookhaven.org/DesktopModules/Bring2mind/DMX/Download.aspx?Command=Core>

[Download&EntryId=9369&language=en-US&PortalId=0&TabId=134](#)

Below is the link to the Plan's DGEIS:

<http://www.brookhaven.org/DesktopModules/Bring2mind/DMX/Download.aspx?Command=CoreDownload&EntryId=9371&language=en-US&PortalId=0&TabId=134>

Below is the link to the Plan's FGEIS:

<http://www.brookhaven.org/DesktopModules/Bring2mind/DMX/Download.aspx?Command=CoreDownload&EntryId=9664&language=en-US&PortalId=0&TabId=134>

The area of study for the Horseblock Road corridor in Farmingville encompasses approximately 4.5 square miles and is generally bonded by Nicholls Road (CR 97) on the west, the hamlet of Selden to the north, the hamlet of Medford on the east and the Long Island Expressway (NYS Rte. 495) to the south. The Study area is bisected by Horseblock Road (CR 16). The 2010 U.S. Census indicates that the Farmingville community consisted of a population of 15,481 people and is projected to grow 18%, an increase of approximately 3,000 people, by the year 2035.

According to materials referred to the Suffolk County Planning Commission "the existing physical and aesthetic conditions along the Horseblock Road corridor and the Farmingville study area can be characterized as poor. A common architectural theme does not exist amount the varied and mixed uses throughout the study area. The inconsistent landscaping, excessive and inappropriately located signage, inadequate off-street parking area, continuous curb cuts and unsafe pedestrian crossings create an unappealing and sometime dangerous environment."

Objectives of the Town of Brookhaven as indicated in referral materials to the SCPC, show that the objective of the Town are to; preserve the small town feel and enhance the areas character and strengthen existing residential neighborhoods, foster community pride, enhance and implement the concept of complete streets, define and create a recognizable hamlet center, increase recreational opportunities, explore potential redevelopment scenarios for underutilized or antiquated shopping centers and vacant parcels.

The above community goals resulted in the following objectives incorporated into the Horseblock Road Corridor Study and Land Use Plan for Farmingville:

- Establish future land use and zoning trends that clearly provide for appropriate commercial and residential development in a traditional neighborhood fashion in order to reduce commercial sprawl...
- Support and encourage appropriate roadway improvements to adequately serve the adjacent land uses while providing alternate means of access and travel ways and enhancing all transportation modes...
- Provide for well-placed and centrally located public spaces in addition to the preservation of environmentally sensitive lands...
- Enhance the aesthetic appeal of the area with particular attention to the building architecture and streetscape...
- Maximize citizen participation by providing many opportunities for public meetings and input...

In line with good planning practice implemented in the Town of Brookhaven, the Horseblock Road Land Use Plan is a community driven plan. In December of 2009, community leaders held a three day community planning weekend aimed at helping residents of Farmingville take control of their community, think about its future, and work on a vision plan to recommend improvements that can be achieved. That Vision, Farmingville: our Vision for Tomorrow was accepted by the Town in 2010. The document made needed recommendations in the areas of zoning, policies and guidelines,

focus areas, the business environment, landscaping and beatification, transportation and roads, and recreation with a clear implantation plan. Recent circumstances in land use development has prompted the community to revisit a land use plan for this area of Farmingville. This effort has resulted in the Draft 2016 Horseblock Road Corridor Study and Land Use Plan for Farmingville.

STAFF ANALYSIS

The Town of Brookhaven continues to be making progress in the development of an updated town wide Comprehensive Master Plan. The Horseblock Road Land Use Plan in this area will help to ensure that future development of the hamlet of Farmingville adheres to goals of the community as reflected in the Vision for Tomorrow planning document. The Farmingville 2016 Horseblock Road Corridor Study and Land Use Plan is a lively, easy to read, and informative document with some good recommendations about future development.

Ideally, calculations of estimated potential commercial development additions or subtractions based on the plan's recommendations would be helpful.

Staff provides some additional comments for consideration by the Suffolk County Planning Commission to relay to the Town of Brookhaven:

- On page 17, data for 2008 should be removed, as it was superseded by the 2010 census.
- On page 17 and 18, data is cited for Farmingville for 2012. This data from the Census Bureau's American Community Survey must by definition be for a multi-year period (not just 2012), since Farmingville is too small in population to have one year of data reported by the ACS.
- On page 18, discussion of population and household data should indicate that the boundary of the Farmingville CDP changed somewhat between 2000 and 2010. (The northern part of census tract 1585.08 was removed from Farmingville and added to the Centereach CDP.)
- On page 18, the boxes discussing growth or data should indicate the years being discussed.
- On page 24, the owner-occupied percentage for Farmingville was stated to be 95%, but was actually 83% from the 2010 census, 84% for the 2008-2012 period and 86% for the 2010-2014 period.

STAFF RECOMMENDATION

Approval of the 2016 Horseblock Road Corridor Study and Land Use Plan for Farmingville, NY with the following comments:

1. The Town of Brookhaven continues to be making progress in the development of an updated town wide Comprehensive Master Plan. The Horseblock Road Land Use Plan in this area will help to ensure that future development of the hamlet of Farmingville adheres to goals of the community as reflected in the Vision for Tomorrow planning document. The Farmingville 2016 Horseblock Road Corridor Study and Land Use Plan is a lively, easy to read, and informative document with some good recommendations about future development.

Staff of the Suffolk County Planning Commission provides some additional comments for consideration by the Town of Brookhaven:

- On page 17, data for 2008 should be removed, as it was superseded by the 2010 census.
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2012), since Farmingville is too small in population to have one year of data reported by the ACS.

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- On page 24, the owner-occupied percentage for Farmingville was stated to be 95%, but was actually 83% from the 2010 census, 84% for the 2008-2012 period and 86% for the 2010-2014 period.

COUNTY OF SUFFOLK

Z-2



Steven Bellone
SUFFOLK COUNTY EXECUTIVE
Department of
Economic Development and Planning

Joanne Minieri
Deputy County Executive and Commissioner

Division of Planning
and Environment

STAFF REPORT

SECTIONS A14-14 THRU A14-25 OF THE SUFFOLK COUNTY ADMINISTRATIVE CODE

Applicant: Country Pointe at Yaphank
Municipality: Brookhaven
Location: n/w/c of William Floyd Parkway (CR 46) and Long Island Expressway (NYS Rte. 495)

Received: 6/6/2016
File Number: BR-16-05
T.P.I.N.: 0200 55200 0100 001003
Jurisdiction: Adjacent to CR 46 and NYS Rte. 495; Suffolk County Pine Barrens Zone

ZONING DATA

- Zoning Classification: Meadows at Yaphank PDD
- Minimum Lot Area: . Sq. Ft.
- Section 278: N/A
- Obtained Variance: N/A

SUPPLEMENTARY INFORMATION

- Within Agricultural District:
- Shoreline Resource/Hazard Consideration:
- Received Health Services Approval:
- Property Considered for Affordable Housing Criteria:
- Property has Historical/Archaeological Significance:
- Property Previously Subdivided: Yes
- Property Previously Reviewed by Planning Commission: Yes
 - File: BR-11-05 & BR-14-02
 - Map of: Meadows at Yaphank
- SEQRA Information: Yes
- SEQRA Type: DEIS
- Minority or Economic Distressed: No

SITE DESCRIPTION

- Present Land Use: vacant
- Existing Structures: none

- General Character of Site: rolling
- Range of Elevation within Site:
- Cover: successional weeds, grasses, shrubs and trees

PROPOSAL DETAILS

OVERVIEW – Country Pointe at Yaphank – site plan

ADDENDUM TO APRIL 2, 2014 STAFF REPORT – Meadows at Yaphank

Applicants request approval from the Brookhaven Town Planning Board for the construction of 400 attached units (300 retirement housing and 100 non age restricted units) on approximately 75.88 ac of land in the hamlet of Yaphank known as Country Pointe at Yaphank. Ten percent of the units, equaling forty (40) units, are to be affordable units in accordance with local and State requirements. The site plan includes private roadways not to be dedicated to the Town of Brookhaven, an 11,621 SF clubhouse, pools, common areas, tennis courts, gazebos, shuffleboard, 5 ponds and other typical improvements.

The proposed site plan is intended to be consistent with the Town of Brookhaven approved Meadows at Yaphank Planned Development District (PDD) Form Based Master Plan. The Meadows at Yaphank 322 ac PDD was reviewed (see attached staff report) and approved by the Suffolk County Planning Commission at its regular meeting of September 7th, 2011 with three comments related to affordable housing (see attached SCPC resolution).

Since the time of approval of the Meadows at Yaphank PDD the Town of Brookhaven has reviewed and approved a subdivision of the total PDD and a first phase of construction for the residential component of the Meadows at Yaphank. That phase consisted of 240 rental apartment units located at the northeast quadrant of the overall 322 ac PDD. The Suffolk County Planning Commission deliberated a referral received from the Town of Brookhaven regarding the matter at their regularly scheduled meeting of April 2, 2014 and approved the subdivision and site plan with eight (8) comments (see attached staff report and resolution).

The current referral to the Suffolk County Planning Commission is for site plan approval related to the construction of 400 attached units at the northwest corner of the property. A review of the proposed Declaration of Covenants and Restrictions included in the referral materials from the Town of Brookhaven to the Suffolk County Planning Commission indicates an attention to Suffolk County Planning Commission comments from the prior PDD, subdivision and site plan determinations.

The applicant has responded by offering to address Commission comments with covenants and restrictions that include but are not limited to:

- A narrative demonstrating compliance with Suffolk County Planning Commission comments from the change of zone referral (see attachment to April 2, 2014 staff report Addendum to the September 2011 staff report).
- A covenant indicating that any building over 100,000 sf shall be designed to meet the minimum design criteria for Leadership in Energy Environmental Design for New Construction (LEED/NC) Green Building Standards.
- A perpetual pedestrian and vehicular cross access easement for the entire facility
- Provide and establish a shuttle linkage from the proposed project to the Brookhaven National Laboratory, the Long Island Railroad station at Shirley and/or the Long Island Railroad station at Yaphank.
- Establish an emergency access route along the western property boundary.
- A combination of storm water retention methods that include rain gardens, reflecting

pool, ponds, wet meadows, natural retention subject to the Town of Brookhaven Planning Board.

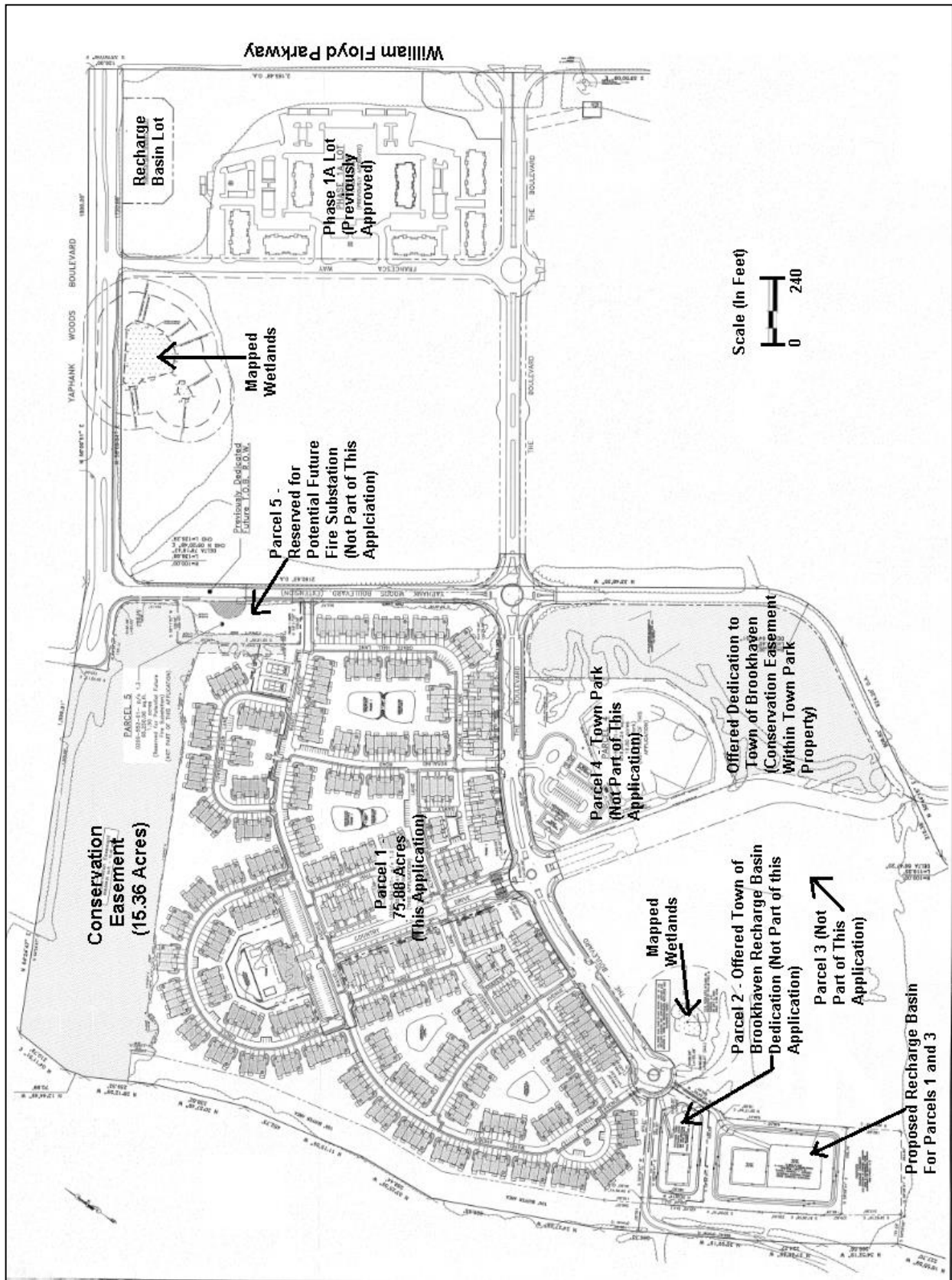
- Redemption of a minimum of five (5) Pine Barrens Credits.
- Compliance of the Dorade Sewage Treatment Plan (STP) with State and County laws.
- Pedestrian friendly streetscape consisting of sidewalks, decorative paving and low level decorative street lights.
- Street furniture, including street planters, hanging flowers/plants benches waste receptacles.
- Community signs, bulletin boards, information kiosks, bollards and bicycle racks.
- All major boulevards shall contain bike lanes.
- A bus stop with shelter placed on the south side of “the Boulevard West” roadway adjacent to the Town Park Parcel.

It is the belief of the staff that the proposed site plan is in substantial conformance with the Meadows at Yaphank Planned Development District reviewed and approved by the Suffolk County Planning Commission (September 7, 2011) and subsequently approved by the Town of Brookhaven.

STAFF RECOMMENDATION

Approval of the Country Pointe at Yaphank site plan with the following comments:

1. It is the belief of the Suffolk County Planning Commission that the proposed Country Pointe at Yaphank site plan referral to the Suffolk County Planning Commission is substantially consistent with the approved Planned Development District (PDD) zoning reviewed and approved by the Suffolk County Planning Commission and subsequently approved by the Town of Brookhaven.
2. The applicant should be encouraged to review the Suffolk County Planning Commission publication on The Study of man-made Ponds in Suffolk County NY.
3. The applicant should be encouraged to review the Suffolk County Planning Commission publication on Managing Stormwater-Natural Vegetation and Green Methodologies and incorporate into the proposal, where practical, design elements contained therein.
4. The applicant should be encouraged to review the Suffolk County Planning Commission Guidebook particularly with respect to energy efficiency and incorporate where practical, applicable elements contained therein.
5. The applicant should review the Planning Commission guidelines particularly related to public safety and incorporate into the proposal, where practical, design elements contained therein.
6. The applicant should review the Planning Commission guidelines particularly related to universal design and incorporate into the proposal, where practical, design elements contained therein.



Resolution No. ZSR-14-07 of the Suffolk County Planning Commission
Pursuant to Sections A14-14 to thru A14-25 of the Suffolk County Administrative Code

- WHEREAS, pursuant to Sections A14-14 thru A14-25 of the Suffolk County Administrative Code, a referral was received on March 13, 2014 at the offices of the Suffolk County Planning Commission with respect to the application of "**The Meadows at Yaphank**" located in the Town of Brookhaven
- WHEREAS, said referral was considered by the Suffolk County Planning Commission at its meeting on **April 2, 2014**, now therefore, Be it
- RESOLVED, that the Suffolk County Planning Commission hereby approves and adopts the report of its staff, as amended, as the report of the Commission, Be it further
- RESOLVED, pursuant to Section A14-16 of the Suffolk County Administrative Code and Section 239-m 6 of the General Municipal Law, the referring municipality within thirty (30) days after final action, shall file a report with the Suffolk County Planning Commission, and if said action is contrary to this recommendation, set forth the reasons for such contrary action, Be it further
- RESOLVED, that the Suffolk County Planning Commission **Approves** said Site Plan referral subject to the following Comments:
1. It is the belief of the Suffolk County Planning Commission Staff that the proposed subdivision and site plan referral to the Suffolk County Planning Commission is substantially consistent with the approved Planned Development District (PDD) zoning reviewed and approved by the Suffolk County Planning Commission and subsequently approved by the Town of Brookhaven.
 2. The applicants should be encouraged to review the Suffolk County Planning Commission publication on *The Study of man-made Ponds in Suffolk County NY* and incorporate into the proposal, where practical, design elements contained therein.
 3. The Planning Commission notes that this is as an ideal location for green methodologies for stormwater treatment. The Commission acknowledges the proposed use of bio-swales throughout the project. The petitioners should also review the Suffolk County Planning Commission publication on *Managing Stormwater-Natural Vegetation and Green Methodologies* and incorporate into the proposal, where practical, design elements contained therein.
 4. The petitioners should be encouraged to review the Suffolk County Planning Commission Guidebook particularly with respect to energy efficiency and incorporate where practical, applicable elements contained therein.
 5. The applicant should review the Planning Commission guidelines particularly related to public safety and incorporate into the proposal, where practical, design elements contained therein.
 6. The applicant should review the Planning Commission guidelines particularly related to universal design and incorporate into the proposal, where practical, design elements contained therein.

7. Pedestrian and bike access to County Road 46 (William Floyd Parkway) and to property adjacent to the north, west and south should be explored from the subject development. Bike trails and bike racks for storage should also be considered.
 8. The applicant should consult with Suffolk County Department of Public Works in order to look at options to improve mass transit to the site. In addition the applicant should consider incorporating shuttle vans to and from mass transit.
- The Suffolk County Planning Commission Guidebook for policies and guidelines can be found on the internet at the below website address:
<http://www.suffolkcountyny.gov/Home/departments/planning/Publications%20and%20Information.aspx#SCPC>

Proposed: The Meadows @ Yaphank
Town of Brookhaven

COMMISSION ACTIONS ON ADOPTION OF RESOLUTION

	AYE	NAY	ABSTAIN	ABSENT
ACCETTELLA Jr., RAMON – Town of Babylon	X			
BERRY, GLYNIS – At Large		X		
CALONE, DAVID – Chairman, At Large	X			
CASEY, JENNIFER - Town of Huntington	X			
CHARTRAND, MATTHEW - Town of Islip	X			
ESPOSITO, ADRIENNE - Villages over 5,000	X			
FINN, JOHN - Town of Smithtown	X			
GABRIELSEN, CARL - Town of Riverhead	X			
GERSHOWITZ, KEVIN G.- At Large	X			
KAUFMAN, MICHAEL - Villages under 5,000	X			
KELLY, MICHAEL – Town of Brookhaven	X			
PLANAMENTO, NICHOLAS - Town of Southold	X			
ROBERTS, BARBARA Town of Southampton				X
VACANT - Town of Shelter Island				
WHELAN, JOHN P. – Town of East Hampton	X			

Motion: Commissioner Kelly

Present: 13

Seconded: Commissioner Chartrand

Absent: 1

Voted: 12-1

Abstentions: 0

DECISION: Adopted

COUNTY OF SUFFOLK

Z-1



Steven Bellone
SUFFOLK COUNTY EXECUTIVE
Department of
Economic Development and Planning

Joanne Minieri
Deputy County Executive and Commissioner

**Division of Planning
and Environment**

STAFF REPORT **SECTIONS A14-14 THRU A14-25 OF THE SUFFOLK COUNTY ADMINISTRATIVE CODE**

Applicant: The Meadows @ Yaphank
Municipality: Brookhaven
Location: NWC of William Floyd Parkway (CR46) and Long Island Exp.(NYS 495)
Received: 8/18/2011, Received Again on 3/13/2014
File Number: BR-11-05, BR-14-02
T.P.I.N.: 0200 58400 0200 001003
Jurisdiction: Adjacent to CR 46 & NYS Rte. 495-- Pine Barrens Zone

- ADDENDUM TO SEPTEMBER 7, 2011 STAFF REPORT -

OVERVIEW:

This referral from the Town of Brookhaven is for the subdivision approval of approximately 322.37 acres of land into 4 lots and site plan for the construction of 240 rental apartment units on approximately 22.62 acres. This referral is considered Phase 1 of the overall plan reviewed and approved (with comments) by the Suffolk County Planning Commission September 7, 2011 (see attached SCPC resolution).

The prior referral to the Suffolk County Planning Commission was for a change of zone request on the subject property totaling 322.37 acres from J-2 (150.17 ac) and L-1 (172.2 ac) to Planned Development District (PDD). The PDD plan proposes a mix of uses totaling 1,032,500 SF of commercial space including a hotel (150,000 SF), restaurant (5,000 SF), retail space (327,500 SF), office/flex industrial space (250,000 SF) and 850 units of attached housing (303 age restricted; 85 (10%) workforce/affordable) with a mix of 1 and two bedroom rentals (144 units), 1 and two bedroom condominiums (486 units) and 2 and 3 bedroom townhouses (220 units). The 85 workforce

housing units are dispersed among the rental units and condominiums (see attached Illustrated Master Plan).

The proposed subdivision will create a total of four (4) parcels. Parcel #1 (Meadows PDD Phase 1a) consists of approximately 17.63 acres and is intended to allow the construction of 240 residential apartments, clubhouse, garage/storage, parking and common amenities. Parcel #2 will have an area of 1.5 acres and will be developed as a recharge basin consistent with Town of Brookhaven requirements. The recharge basin will be designed to accept drainage plan runoff from the existing/redeveloped Yaphank Woods Boulevard ROW area. Parcel #3 is intended to have an area of approximately 0.082 acres and will be utilized for the construction of a sewage pumping station in accordance with SDDHS and SCDPW requirements. The remaining acreage of approximately 130.93 acres, lot 4, is intended to be developed in the future consistent with the requirements and guidelines of the Town of Brookhaven approved PDD. This area would be subject to future land division applications.

The Phase 1 scope of work proposed consists of 240 rental apartment units located at the northeast quadrant of the overall 322 acre site. Also included in the first phase of development will be a clubs and leasing center, an outdoor swimming pool, and courts as amenities for the residents of the apartment community. During Phase 1a construction of the main site entrance and central boulevard will commence. In subsequent phases, this road will be extended westward through the entire project, forming the spine of the overall development. A connecting road will also be constructed between the new central boulevard and the existing Yaphank Woods Boulevard. Traffic improvements are intended to take place at the intersection of Yaphank Woods Boulevard and William Floyd Parkway, as well as on William Floyd Parkway, subject to the review and approval of the Suffolk County Department of Public Works. Sanitary waste generated by the proposed phase 1 development will be treated by the existing Dorade Sewage Treatment Plant to the north. To transfer the flow from the proposed development to the treatment plant a pump station will be constructed just south of the new site driveway. Sewer lines will be run through the proposed development and connect to the existing sewer line on Yaphank Woods Boulevard. All sanitary improvements are subject to the review and approval of the Suffolk County Department of Health Services. The project will be served with public water supplied by the SCWA. All proposed work in Phase 1 is consistent with the approved Master Plan and Findings Statement adopted for the Meadows as Yaphank PDD.

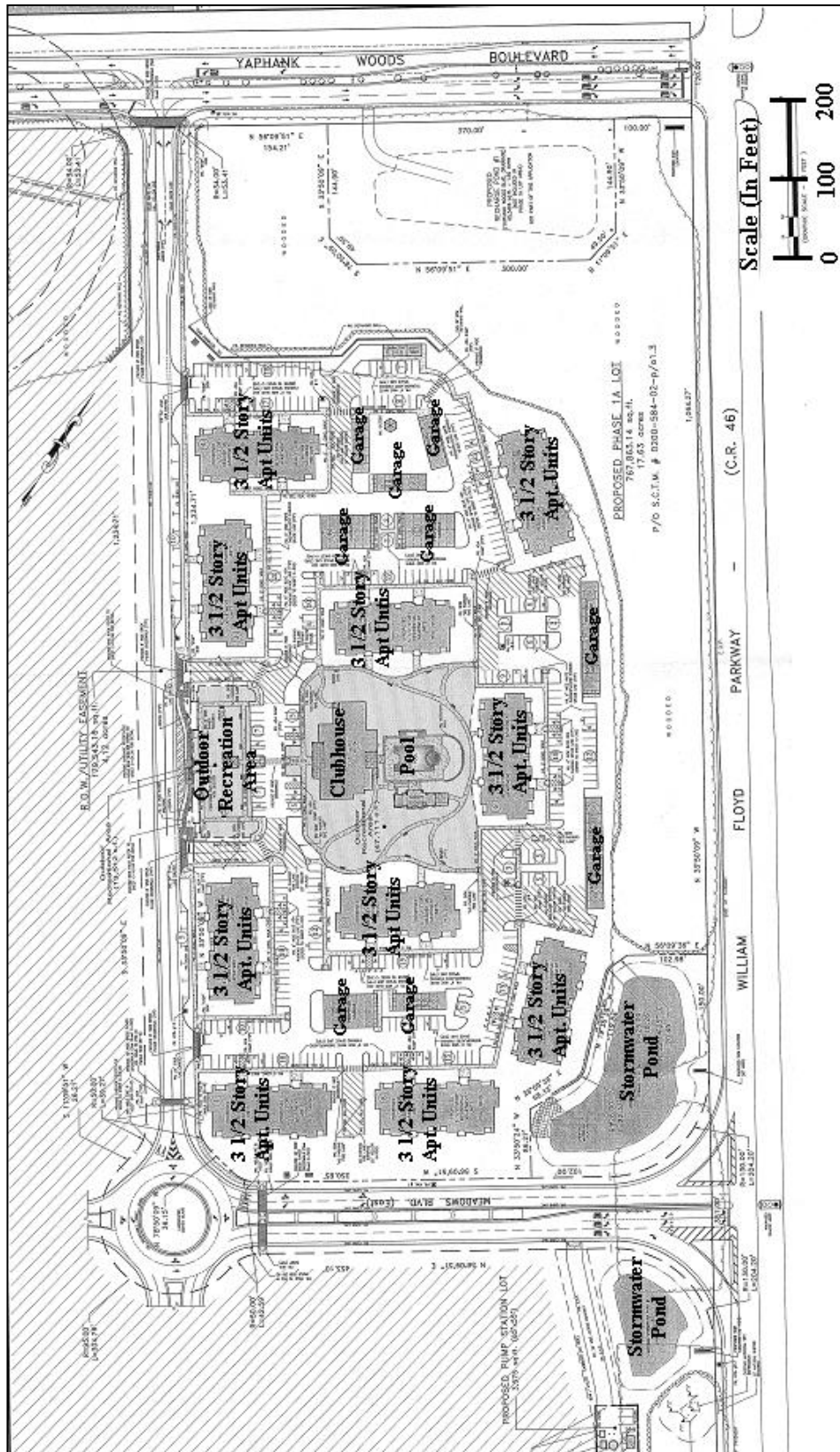
In response to comments in the Suffolk County Planning Commission approval resolution of September 7, 2011 the applicants have submitted a “Compliance with Suffolk County Planning Commission Recommendations” report with respect to a 20% affordability component to the residential element of the plan. It is the applicant’s position that while the remaining units above 10% affordable are market rate rentals, these units will be affordable to those with incomes at or below 120% of HUD Median Income limits (see attached).

In addition, the applicants have provided an “Affordable Rental Housing Program At the Meadows at Yaphank: Program Guidelines” report (see attached) in response to the second comment of the Suffolk County Planning Commission resolution.

STAFF RECOMMENDATION

Approval of the referred 4 lot subdivision and site plan with the following comments:

1. It is the belief of the Staff that the proposed subdivision and site plan referral to the Suffolk County Planning Commission is substantially consistent with the approved Planned Development District (PDD) zoning reviewed and approved by the Suffolk County Planning Commission and subsequently approved by the Town of Brookhaven.
2. The applicants should be encouraged to review the Suffolk County Planning Commission publication on *The Study of man-made Ponds in Suffolk County NY*.
3. The petitioners should be encouraged to review the Suffolk County Planning Commission publication on *Managing Stormwater-Natural Vegetation and Green Methodologies* and incorporate into the proposal, where practical, design elements contained therein.
4. The petitioners should be encouraged to review the Suffolk County Planning Commission Guidebook particularly with respect to energy efficiency and incorporate where practical, applicable elements contained therein.
5. The applicant should review the Planning Commission guidelines particularly related to public safety and incorporate into the proposal, where practical, design elements contained therein.
6. The applicant should review the Planning Commission guidelines particularly related to universal design and incorporate into the proposal, where practical, design elements contained therein.
7. Pedestrian and bike access to County Road 46 (William Floyd Parkway) and to property adjacent to the north, west and south should be explored from the subject development. Bike trails and bike racks for storage should also be considered.



Z-1: The Meadow's at Yaphank
 SCPD: BR-14-03
 SCTM No: 0200-584.00-02.00-001.003

SEPTEMBER 7, 2011 - STAFF REPORT
SECTIONS A14-14 THRU A14-25 OF THE SUFFOLK COUNTY ADMINISTRATIVE CODE

Applicant: The Meadows @ Yaphank
Municipality: Brookhaven
Location: NWC of William Floyd Parkway (CR46) and Long Island Exp.(NYS 495)
Received: 8/18/2011
File Number: BR-11-05
T.P.I.N.: 0200 55200 0100 001003 & 0200 58400 0200 001003
Jurisdiction: Adjacent to CR 46 & NYS Rte. 495-- Pine Barrens Zone

PROPOSAL DETAILS

OVERVIEW - Applicants request a change of zone on the subject property totaling 322.37 acres from J-2 (150.17 ac) and L-1 (172.2 ac) to Planned Development District (PDD). The PDD plan proposes a mix of uses totaling 1,032,500 SF of commercial space including a hotel (150,000 SF), restaurant (5,000 SF), retail space (327,500 SF), office/flex industrial space (250,000 SF) and 850 units of attached housing (303 age restricted; 85 (10%) workforce/affordable) with a mix of 1 and two bedroom rentals (144 units), 1 and two bedroom condominiums (486 units) and 2 and 3 bedroom townhouses (220 units). The 85 workforce housing units are dispersed among the rental units and condominiums.

Town of Brookhaven Zoning Law requirement for off street parking relevant to this action is not met by the proposal and would require adjustments to the requirements of all the uses with the exception of the hotel. The petitioners put forth that “adequate parking to serve the related uses will be provided throughout the development.” Separate parking areas for the recreational amenities and civic spaces are proposed.

Storm water detention ponds are proposed as part of the storm water management system on site.

The application material indicates that the development is to connect to an existing sewage treatment facility associated with an adjacent attached unit development, though the facility will require construction upgrades to adequately accommodate the combined flow.

The petition also includes the proposed creation of a Towne (sic) Square including reflecting pool, concert gazebo, public plaza, great lawn and civic space. The civic space is in the form of a community center pavilion and restrooms. Approximately seven (7) acres of parkland for athletic fields is offered along with 116.98 acres (36%) of existing natural areas to remain. In addition, the proposal includes the retirement of five (5) Pine Barren Credits.

STAFF ANALYSIS

GENERAL MUNICIPAL LAW CONSIDERATIONS: The purpose of the referral process is to bring intercommunity and county wide planning, zoning site plan and subdivision considerations to the attention of neighboring municipalities. Included in such issues are compatibility of land uses,

community character, public convenience and maintaining of a satisfactory community environment.

The proposal involves the development and improvement of the subject site in order to provide a use that is presumptively compatible with the existing land use character of the area.

One concern of Suffolk County Planning Commission staff is that the Town of Brookhaven, Town wide, has less than one percent (1%) of its zoned land in an industrial zoning district. This is comparatively less than the adjacent municipalities. The Town should recognize that the preservation and improvement of industrial land with industrial uses creates long term employment opportunities in addition to the short term construction jobs associated with improvement of the land. The Town should give consideration to the preservation of industrial zoned land as a means to achieve long term job creation/retention and balance local municipal services and school costs. The Town should emphasize the use of the “flex space” in this proposal for light industrial (tradesperson) uses.

LOCAL COMPREHENSIVE PLAN RECOMMENDATIONS: The Town of Brookhaven 1996 Comprehensive Land Use Plan identifies the subject parcel as appropriate for “Planned Development.”

The proposal is for a change of zone to a mixed use Planned Development District and is presumptively compatible with the 1996 Comprehensive Plan.

SUFFOLK COUNTY PLANNING COMMISSION GUIDELINE CONSIDERATIONS:

The Suffolk County Planning Commissions has identified six general Critical County Wide Priorities including:

1. Environmental Protection
2. Energy efficiency
3. Economic Development, Equity and Sustainability
4. Housing Diversity
5. Transportation and
6. Public Safety

These policies are reflected in the Suffolk County Planning Commission Guidebook (unanimously adopted January 2009).

The Town of Brookhaven Department of Planning, Environment and Land Management in concert with the Petitioners consultant (Nelson Pope & Voorhis, LLC) , has jointly prepared and submitted an “Analysis of Conformance to the Suffolk County Planning Commission Policies & Guidelines for the Referral of Proposed Municipal Subdivision and Zoning Actions” dated August 17, 2011 (see attached).

Suffolk County Department of Planning staff has reviewed the “Analysis” formulated by the Town and the petitioner and has the following observations:

Section 4.3, Housing, of the Suffolk County Planning Commission Guidebook:

The general policy of this section is not contradicted by the petitioner's proposal. However, the Town and Petitioners indicate in the Analysis that 10% of the proposed units will be set aside as workforce housing units. Section 5.1 (standards: Affordable Housing Guidelines pg. 37 of the Suffolk County Planning Commission Guidebook) further elaborates on section 4.3 and indicates that "a minimum of twenty percent (20%) of all units be set aside as affordable units (change of zone applications)." It is the belief of the staff that the workforce housing element of the proposal should be modified to reflect SCPC policy.

It is noted that the Town and petitioners did not address the specific standards found in Chapter 5 of the Suffolk County Planning Commission Guidebook in their submitted "Analysis". These standards can be further investigated by the Suffolk County Planning Commission in later referrals of the site plan or any other subsequent zoning action relative to this referral pursuant to Section 239 of NYS General Municipal Law and Article 14 of the Suffolk County Administrative Code.

STAFF RECOMMENDATION

Approval with the following modification:

In accordance with Suffolk County Planning Commission Policy, Twenty percent (20%) of the 850 residential units (170 units) shall be set aside for affordable/workforce housing purposes.

Reason:

The Town and Petitioners indicate in their submitted "Analysis" to the Suffolk County Planning Commission that 10% of the proposed units will be set aside as workforce housing units. Section 5.1 (standards: Affordable Housing Guidelines pg. 37 of the Suffolk County Planning Commission Guidebook) further elaborates on section 4.3 and indicates that for change of zone applications "a minimum of twenty percent (20%) of all units be set aside as affordable units."

SUPPLEMENTAL INFORMATION

ZONING DATA

- Zoning Classification: J-2 & L-1 80,000 SF
- Minimum Lot Area: 15,000. Sq. Ft.
- Section 278: No
- Obtained Variance:

SUPPLEMENTARY INFORMATION

- Within Agricultural District: No
- Shoreline Resource/Hazard Consideration: No
- Received Health Services Approval: No
- Property Considered for Affordable Housing Criteria: Yes
- Property has Historical/Archaeological Significance: No
- Property Previously Subdivided: No
- Property Previously Reviewed by Planning Commission: Yes
- SEQRA Information: Yes
- SEQRA Type FEIS
- Minority or Economic Distressed Yes

SITE DESCRIPTION

- Present Land Use: Vacant
- Existing Structures: same foundations
- General Character of Site: Rolling
- Range of Elevation within Site: 88' to 135' above mean sea level
- Cover: wooded/brush
- Soil Types: Riverhead/Haven, Carver & Plymouth Series
- Range of Slopes (Soils Map): 0-15%
- Waterbodies or Wetlands: yes-freshwater wetlands on site

NATURE OF SUBDIVISION/ NATURE OF MUNICIPAL ZONING REQUEST

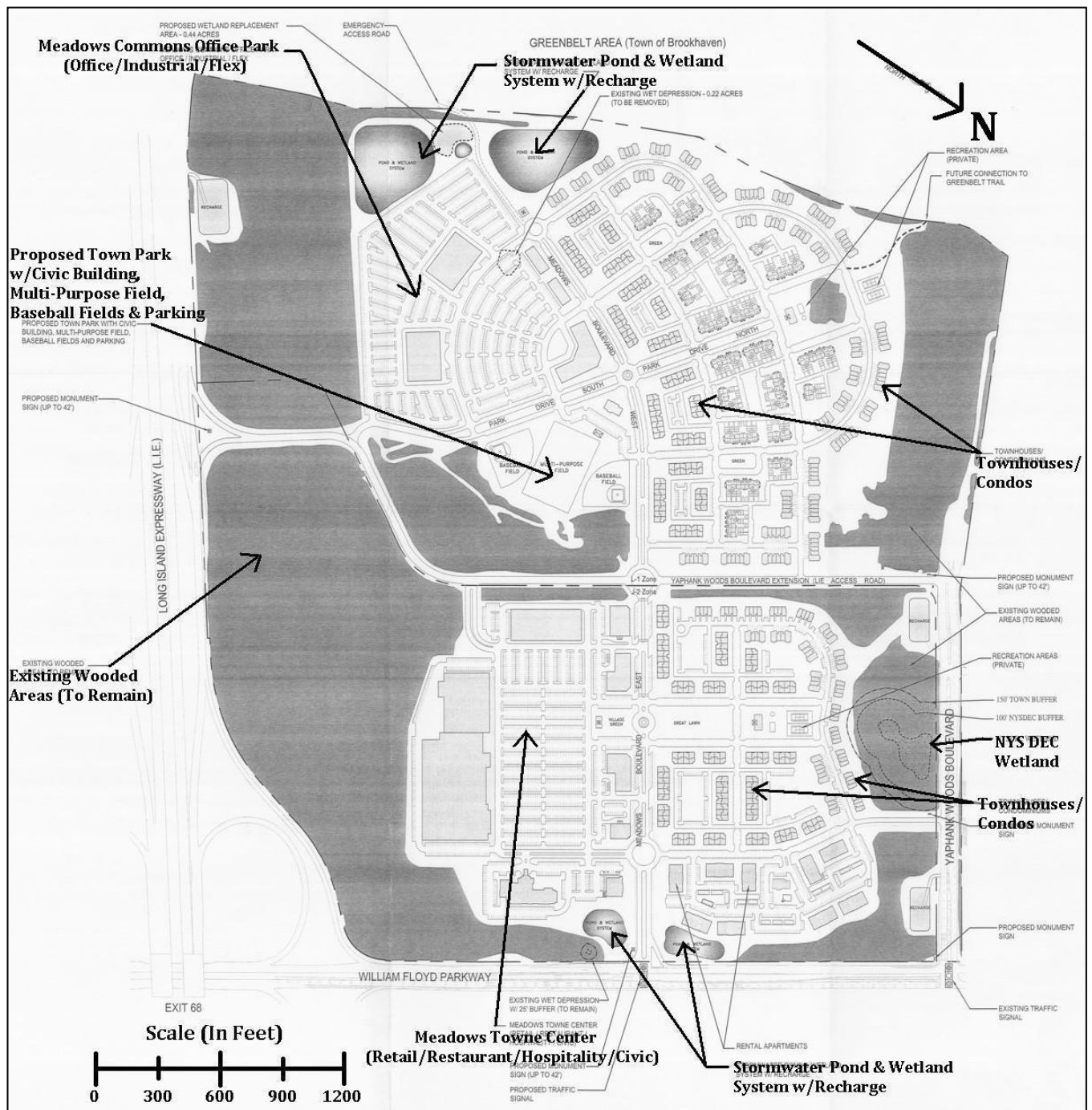
- Type: Change of Zone
- Layout: mixed use
- Area of Tract: 322.37Acres
 - No. of Lots: 850

ACCESS

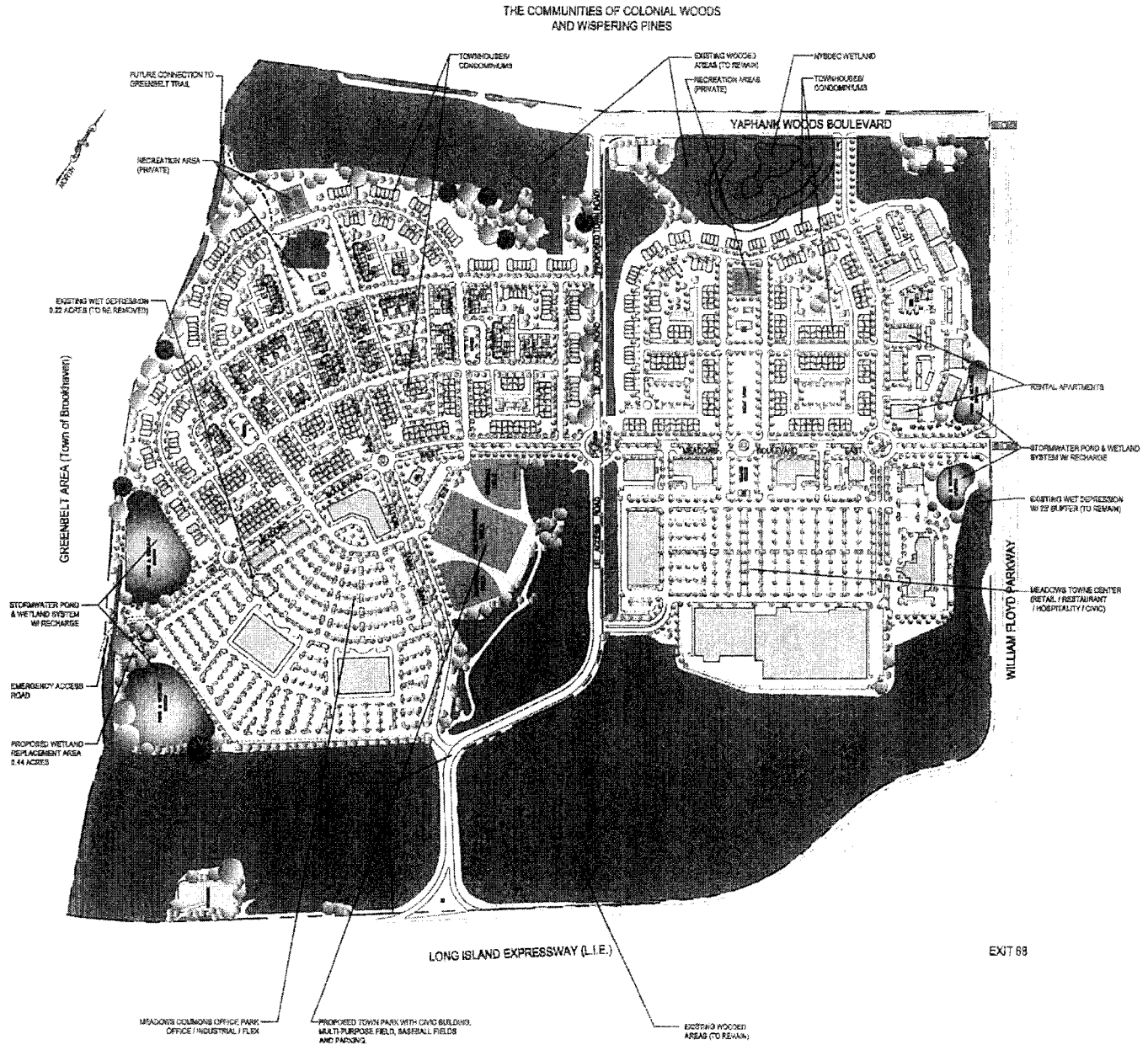
- Roads: Existing
- Driveways: Private

ENVIRONMENTAL INFORMATION

- Stormwater Drainage
 - Design of System: CB-LP
 - Recharge Basins Created Ponds
- Groundwater Management Zone: III
- Water Supply: Public
- Sanitary Sewers: Public



Illustrative Master Plan.



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SEP 19 2011

PLANNING DIVISION

COUNTY OF SUFFOLK



STEVE LEVY
SUFFOLK COUNTY EXECUTIVE

DEPARTMENT OF PLANNING

SARAH LANSDALE, AICP
DIRECTOR OF PLANNING

September 14, 2011

Town of Brookhaven
One Independence Hill
Farmingville, New York 11738
Att: Patricia Eddington, Clerk

Re: The Meadows@Yaphank
Zoning Action: Change of Zone; J-2 & L-1 to PDD
Municipal File No.: 2010-11-CZ
S.C.T.M. No.: 0200 55200 0100 001003 et al.
SCPC File No.: BR-11-05


Dear Ms. Eddington:

The Suffolk County Planning Commission at its regular meeting on September 7th, 2011 reviewed the referral from the Town of Brookhaven "The Meadows@Yaphank" referred to the Commission pursuant to Section A14-14 thru A14-25, Article XIV of the Suffolk County Administrative Code.

The attached Resolution signifies action taken by the Commission relative to this application.

Very Truly Yours,

Sarah Lansdale
Director of Planning


Andrew P. Freleng
Chief Planner

APF:ds
cc: Mr. Chip Wiebelt, Sr. Site Plan Reviewer

LOCATION
H. LEE DENNISON BLDG. - 4TH FLOOR
100 VETERANS MEMORIAL HIGHWAY

MAILING ADDRESS
P. O. BOX 6100
HAUPPAUGE, NY 11788-0099

(631) 853-5190
TELECOPIER (631) 853-4044

Resolution No. ZSR-11-27 of the Suffolk County Planning Commission
Pursuant to Sections A14-14 thru A14-25 of the Suffolk County Administrative Code

WHEREAS, pursuant to Sections A14-14 thru A14-25 of the Suffolk County Administrative Code, a referral was received on August 18, 2011 at the offices of the Suffolk County Planning Commission with respect to the application of "The Meadows@Yaphank" in the Town of Brookhaven

WHEREAS, said referral was considered by the Suffolk County Planning Commission at its meeting on September 7, 2011, now therefore, Be it

RESOLVED, pursuant to Section A14-16 of the Suffolk County Administrative Code and Section 239-m 6 of the General Municipal Law, the referring municipality within thirty (30) days after final action, shall file a report with the Suffolk County Planning Commission, and if said action is contrary to this recommendation, set forth the reasons for such contrary action,
Be it further

RESOLVED, Approved, with the following comments:

1. The Suffolk County Planning Commission acknowledges that the application balances a variety of regional interests as identified in the Planning Commission Guidelines. Historically, the Suffolk County Planning Commission standard is 20% of the total proposed units be set aside for affordable housing purposes. Because of the paramount importance of the regional standards for affordable housing, future referrals to the Suffolk County Planning Commission pursuant to NYS GML 239 and Article XIV of the Suffolk County Administrative Code regarding the site planning and staging of development for this project will be reviewed by the Commission with this historical standard in mind.
 2. With regard to the affordable housing component of the proposed project, the Suffolk County Planning Commission would like to see documentation on the affordability parameters of the designated housing.
 3. The unit mix for age restricted, rental and affordable housing should be built proportionally throughout each phase of the project that includes residential buildings.
- The Suffolk County Planning Commission Guidebook for policies and guidelines can be found on the internet at the below website address:
<http://www.suffolkcountyny.gov/Home/departments/planning/Publications%20and%20Information.aspx#SCPC>
A copy of the Suffolk County Planning Commission Guidebook is also included with this letter.

Motion by: Commissioner – Kelly

Seconded by: Commissioner - Schoolman

Commission Vote: Present – 11

Ayes - 10
Nays - 0
Absent - 2
Recusal- 1

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COMMISSION ACTIONS ON ADOPTION OF RESOLUTION

	AYE	NAY	ABSTAIN	ABSENT
CALONE, DAVID Town of Babylon	X			
CASEY, JENNIFER Town of Huntington				X
CHARTRAND, MATTHEW Town of Islip	X			
ESPOSITO, ADRIENNE Villages over 5,000	X			
FINN, JOHN Town of Smithtown	X			
GABRIELSEN, CARL Town of Riverhead	X			
HOLMES, LINDA Town of Shelter Island	X			
HORTON, JOSHUA At-Large				X
KELLY, MICHAEL Town of Brookhaven	X			
KONTOKOSTA, CONSTANTINE Vill. Under 5,000	X			
MC ADAM, TOM Town of Southold	X			
ROBERTS, BARBARA Town of Southampton	X			
SCHOOLMAN, BILL At-Large	X			
WEIR, DIANA, Town of East Hampton	Recused			

Dated: September 7, 2011

Location: 159 Pantigo Road in the Town of East Hampton Board Room.

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SEP 19 2011

PLANNING DIVISION

THE MEADOWS AT YAPHANK PHASE 1A
(LOG NO. 13 SP0021)

Compliance with Suffolk County Planning Commission Recommendation

On September 7, 2011 the Suffolk County Planning Commission approved Resolution No. ZSR-11-27, concerning the zoning application for "The Meadows at Yaphank". While the resolution contained no conditions, the Commission's approval included the following comments.

Comment

1. *The Suffolk County Planning Commission acknowledges that the application balances a variety of regional interests as identified in the Planning Commission Guidelines. Historically, the Suffolk County Planning Commission standard is 20% of the total proposed units be set aside for affordable housing purposes. Because of the paramount importance of the regional standards for affordable housing, future referrals to the Suffolk County Planning Commission pursuant to NYS GML 239 and Article AIV of the Suffolk County Administrative Code regarding the site planning and staging of development for the project will be reviewed by the Commission with this historical standard in mind.*

Response

Suffolk County's standard of 20% affordable housing is based on 50% of those units being affordable to individuals or families with incomes at or below 80% of HUD Median Income for Nassau and Suffolk Counties. The remaining 50% of the units should be affordable to individuals or families with incomes at or below 120% of HUD Median Income. Phase 1a of The Meadows at Yaphank contains 240 units, of which 24 units, or 10%, will be affordable to individuals or families with incomes at or below 80% of HUD Median Income. Fourteen (14) of those units will be one bedroom units and Ten (10) will be two bedroom units. The Long Island Housing Partnership has been retained to certify the affordability of those units and to administer the Affordable Rental Housing Program. While the remaining units will be market rate rentals, a review of the chart below demonstrates that these units will be affordable to those with incomes at or below 120% of HUD Median Income Limits.

<u>Household Size</u>	<u>Maximum Annual Income*</u>	<u>Monthly Rent & Utilities**</u>
1	\$ 88,950	\$2,224
2	\$101,650	\$2,541
3	\$114,350	\$2,859
4	\$127,100	\$3,177

*120% HUD Median Income Limits for Nassau/Suffolk (2013)

** 30% of monthly income

Comment

2. *With regard to the affordable housing component of the proposed project, the Suffolk County Planning Commission would like to see documentation on the affordability parameters of the designated housing.*

Response

The Long Island Housing Partnership (LIHP) has prepared the attached Program Guidelines for the Affordable Rental Housing Program at The Meadows at Yaphank. LIHP will coordinate this program and certify compliance.

Comment

3. *The unit mix for age restricted, rental and affordable housing should be built proportionally throughout each phase of the project that includes residential buildings.*

Response

Phase 1a of The Meadows at Yaphank will provide much needed legal rental housing on Long Island. Consistent with other successful rental communities throughout Suffolk County, and in accordance with the Master Plan, all of the units within Phase 1a will be rental units. The remainder of Phase 1 units, Phase 1b, will be adjacent to the rental community and will offer a variety of ownership units. Phase 1b is presently in design and will be submitted as part of a subsequent site plan application. With a total of 240 rental units in a variety of sizes, Phase 1a will be attractive to young adults starting their careers, families, and empty nesters seeking a low maintenance life style. While many of the new Phase 1a residents will be age 55 or over, these units will not be applied to the thirty-five (35%) percent of age-restricted dwelling units. In compliance with the zoning approvals, 24 of the units will be affordable to families at or below 80% of HUD Median Income Limits for Nassau and Suffolk Counties.

AFFORDABLE RENTAL HOUSING PROGRAM

AT THE MEADOWS AT YAPHANK,

PROGRAM GUIDELINES

Please Read Carefully

I. Program Description

The Long Island Housing Partnership (LIHP), the Town of Brookhaven and the developer, Rose Breslin Associates, LLC welcomes applications from individuals and families whose incomes are within the income guidelines listed below and who comply with the Program Guidelines below for The Meadows affordable rental program located off of William Floyd Parkway, in Yaphank, NY. 24 new rental apartments are being made available to applicants who meet the criteria set forth herein.

II. Income Guidelines

Out of the 240 rental units in the Meadows, 24 of those apartments, consisting of 1 and 2 bedrooms, will be made available to those households earning at or below 80% of the HUD area median income.

Before applying, be certain you conform to all guidelines.

INCOME GUIDELINES FOR 80 OF THE AREA MEDIAN INCOME		
1 and 2 Bedroom only		
<u>Household Size</u>	<u>Gross Household Maximum Annual Income **</u>	<u>Gross Household Minimum Income Guideline**</u>
1	\$ 59,300	1 bedroom \$28,968
2	\$ 67,800	1 bedroom \$28,968, 2 bedroom \$35,688
3	\$ 76,250	1 bedroom \$28,968, 2 bedroom \$35,688
4	\$ 84,700	1 bedroom \$28,968, 2 bedroom \$35,688

*INCOME REQUIREMENTS SHALL BE ADJUSTED ANNUALLY BASED ON THE NASSAU/SUFFOLK MEDIAN HOUSEHOLD INCOME.

**Includes all income – overtime, bonuses, pensions, social security, 401K distributions, tips, etc. Your gross income cannot exceed the maximum annual income for your household size. Gifts are not allowed per program requirements.

III. Rents

Each apartment will be rented for an affordable price. Rents cannot exceed the fair market rents established by HUD. Applicants for the affordable rental program at The Meadows will be ranked by lottery. The cooperative efforts of the Town of Brookhaven and The Meadows have enabled the apartments to initially be rented for:

Initial Rents are set as following:	
<u>80% Median Household Income</u>	
<u>Apartment size</u>	<u>Monthly Rent</u>
14- 1 bedroom	\$ 1,207.00***
10 -2 Bedroom	\$1,487.00***

*****PLEASE NOTE THAT RENTS CHANGE ANNUALLY AND CALCULATED AFTER A UTILITY ADJUSTMENT**



IV. Credit and Background Check – All applicants will be subject to a credit and background check through Safe Rent and must be approved.

V. Application fee - A non-refundable fee of \$100 per household is due at the time of Intake Form submission.

VI. Waiting list – There are 24 affordable apartments. A lottery will be held to determine the ranking order for available units. Due to the apartment sizes, a unit you qualify for may not be available based on your rank from the lottery. This limited availability may cause you to be placed on a waiting list for any future vacancies. Applicants are placed on the waiting list in the order in which they are ranked in the lottery and any application received after the lottery deadline date will be ranked on a first come, first served basis after the lottery applicants. Applicants are responsible for updating their contact information. Applicants will be notified by mail of the ranking number.

VII. Complete Intake/Application Guidelines – Before you submit an Intake Form/Application for entrance into this program, read the guidelines thoroughly to be certain that you qualify. Please note, only completed applications that meet ALL the program guidelines will be reviewed for program eligibility. After being submitted, any changes to an application must be requested in writing and must be approved. Applicants must submit to LIHP all standard documentation required, including signed copies of the last three (3) years of their federal income tax returns, W-2 and/or 1099 forms, four (4) most recent, consecutive pay stubs and most recent three months bank statements for any and all bank accounts and investment accounts.

VIII. Applicant Eligibility and Intake

All Intake Forms must be received at LIHP's office by 5pm on _____ or be postmarked by _____ to be included in the lottery. LIHP will conduct a lottery to establish a ranking of income eligible applicants. Intake forms received or postmarked after _____ will be accepted on a first come first served basis after lottery applicants have been assisted. Please mail the completed Intake Form accompanied by the \$100.00 fee, and a signed copy of the Program Guidelines acknowledgement

To:

Long Island Housing Partnership
180 Oser Avenue, Suite 800
Hauppauge, New York 11788
Attention: The Meadows Affordable Rental Program



Fair Housing laws will be followed. The LIHP staff is available to assist with the application, answer questions or provide any assistance regarding eligibility. If you have any questions regarding any of the guidelines, please call the Long Island Housing Partnership, Inc at (631) 435-4710 before applying.

Disclaimer: It is understood that this is not an offer and that the terms and conditions may be changed at any time by the Long Island Housing Partnership, Inc., and Affiliates. It is further understood that notices by the Long Island Housing Partnership, Inc., and Affiliates may be made in such manner as Long Island Housing Partnership, Inc., and Affiliates may determine, including solely by advertisement.

APPLICATION DEADLINE DATE _____





FY 2014 FAIR MARKET RENT DOCUMENTATION SYSTEM

The Final FY 2014 Suffolk County FMRs for All Bedroom Sizes

The following table shows the Final FY 2014 FMRs by unit bedrooms for **Suffolk County, New York**.

Final FY 2014 FMRs By Unit Bedrooms				
<u>Efficiency</u>	<u>One-Bedroom</u>	<u>Two-Bedroom</u>	<u>Three-Bedroom</u>	<u>Four-Bedroom</u>
\$1,033	\$1,309	\$1,613	\$2,097	\$2,415

FY 2014 FMR areas continue to use the revised Office of Management and Budget (OMB) area definitions that were first issued in 2003 along with HUD defined Metropolitan areas (HMFAs) as described in the FY2011 FMR documentation, which can be found at ([Suffolk County FY2011 FMR Documentation system](#)). No changes have been made to these OMB-defined areas since the publication of Final FY2011 FMRs

Suffolk County, New York is part of the Nassau-Suffolk, NY HUD Metro FMR Area, which is comprised of the following counties: Nassau County, New York; and Suffolk County, New York. All information here applies to the entirety of the Nassau-Suffolk, NY HUD Metro FMR Area.

Fair Market Rent Calculation Methodology

Show/Hide Methodology Narrative

Fair Market Rents for metropolitan areas and non-metropolitan FMR areas are developed as follows:

1. 2007-2011 5-year American Community Survey (ACS) estimates of 2-bedroom adjusted standard quality gross rents calculated for each FMR area are used as the new basis for FY2014.

In areas where the 2007-2011 5-year ACS 2-bedroom adjusted standard quality gross rent estimate is less than its respective margin of error, the state non-metro estimate of 2-bedroom adjusted standard quality gross rent is used.

Section 8 Existing Housing Allowances For Tenant-Furnished Utilities and Other Services

February 1, 2014

Locality:

Unit Type

Garden Apt., Apt House., Condo Utility Co. 2

Utility or Service

102

Monthly Dollar Allowances

0-BR

1-BR

2-BR 126

3-BR

4-BR

5-BR

HEATING

a. Natural Gas

22

31

41

51

53

73

b. Bottle Gas

65

90

118

140

179

204

c. Oil

62

89

111

137

173

199

d. Electric

27

38

49

60

78

87

COOKING

a. Natural Gas

6

7

8

10

13

16

b. Electric

4

6

8

10

12

14

c. Bottle Gas

10

15

20

24

31

35

OTHER ELECTRIC
LIGHTING, REFRIG, ETC

15

22

28

37

44

50

WATER HEATING

a. Natural Gas

12

47

20

25

31

40

b. Electric

13

18

24

29

37

42

c. Bottle Gas

30

41

53

66

83

103

d. Oil

27

36

47

58

73

83

WATER

19

26

28

41

47

50

Actual Family Allowances
To be used by Family to compute Allowance. Complete below for actual
Unit Rental.

Name of Family:

Address of Unit:

BR

Fair Market Rent

- Utilities

Contract Rent

Utility or Service

Per
Month

Heating.....

Air Conditioning.....

Cooking.....

Other Electric.....

Water Heating.....

Water.....

Sewer.....

Trash.....

Appliances.....

Other (specify).....

Number of Bedrooms:

Total:

SUFFOLK COUNTY PLANNING COMMISSION

c/o Suffolk County Department of Economic Development & Planning
100 Veterans Memorial Highway, PO Box 6100, Hauppauge, NY 11788-0099

T: (631) 853-5192 F: (631) 853-4767

Joanne Minieri, Deputy County Executive and Commissioner, Department of Economic Development
and Planning

Sarah Lansdale, Director of Planning

AGENDA

**July 6, 2016 at 2:00 p.m.
Rose Caracappa Auditorium,
W.H. Rogers Legislature Bldg.,
725 Veterans Memorial Highway, Smithtown, NY**

1. Meeting Summary for June 2016
2. Public Portion
3. Chairman's Report
4. Director's Report
5. Guests
 - Joseph Sanzano, Town of Brookhaven Planning Division
6. Section A 14-14 thru A 14-23 & A 14-25 of the Suffolk County Administrative Code
 - Draft 2016 Horseblock Rd Corridor Study and Land Use Plan for Farmingville And DGEIS and FGEIS
 - Country Pointe at Yaphank, Town of Brookhaven
0200 55200 0100 001003
 - Gurwin Senior Housing, Town of Huntington
0400 25100 0100 017003, 018000
7. Section A-14-24 of the Suffolk County Administrative Code
 - None
8. Other Business:
 - 2016 Rules of Proceedings
 - Suffolk County Planning Commission Guidebook
 - East End Transportation Summit

NOTE: The **next meeting** of the SUFFOLK COUNTY PLANNING COMMISSION will be held on August 3, 2016 2 p.m. Maxine S. Postal Auditorium, Evans K. Griffing Building, Riverhead County Center, 300 Center Drive Riverhead, New York 11901

COUNTY OF SUFFOLK



STEVEN BELLONE
SUFFOLK COUNTY EXECUTIVE

SUFFOLK COUNTY PLANNING COMMISSION SUMMARY OF REGULARLY SCHEDULED MEETING

Jennifer Casey
Chairwoman

Sarah Lansdale, AICP
Director of Planning

Date: July 6, 2016
Time: 2:00 p.m.
Location: Maxine S. Postal Auditorium
Evans K. Griffing Building, Riverhead County Center
300 Center Drive, Riverhead, New York 11901

Members Present (11)

Samuel Chu – Town of Babylon
Michael Kelly – Town of Brookhaven
Samuel Kramer – Town of East Hampton
Jennifer Casey – Town of Huntington
Matthew Chartrand – Town of Islip
Nicholas Morehead – Town of Shelter Island
John Finn – Town of Smithtown
Nicholas Planamento – Town of Southold
Michael Kaufman – Villages Under 5,000
Kevin Gershowitz – At Large
Errol Kitt – At Large

Staff Present (5)

Sarah Lansdale – Director of Planning
Andrew Freleng – Chief Planner
John Corral – Senior Planner
Christine DeSalvo – Senior Clerk Typist
Richard Weinschenk – Assistant County Attorney (Counsel to the Commission)

Call to Order

- The Suffolk County Planning Commission meeting of July 6, 2016 was called to order by Chairwoman Jennifer Casey at 2:05 p.m.

The Pledge of Allegiance

Adoption of Minutes

- The adoption of the June 2016 Meeting Minutes. Motion to adopt the minutes as written was made by Commission member Kaufman, seconded by Commission member Kramer. Vote Approved: 11 ayes, 0 nays, 0 abstentions.

Public Portion – Two (2) members of the public addressed the Commission about an application on the agenda.

Chair's Report – Chairwoman Casey updated the Commission of following:

- Chairwoman Casey stated that on this Friday the East End Transportation Summit will take place from 10 a.m. to 12 noon at the Cornell Cooperative Extension in downtown Riverhead, and that all Commissioners are encouraged to attend.
- The Chair announced that the next Planning Federation Conference is coming in the Fall, and that 2nd Vice Chair Chu will be working on that and would update the Commission when they will need more help from them as they get closer to the actual date of the conference which is scheduled for October 26th.

Director's Report – Director Lansdale thanked the Commissioners in advance for their participation in the upcoming East End Transportation Summit.

Guest Speaker(s)

- Joseph Sanzano, of the Town of Brookhaven Department of Planning, Environmental and Land Management, Presented an overview of the Town of Brookhaven's reasoning for a proposed 2016 Horseblock Road Corridor Study and Land Use Plan for Farmingville; and addressed the questions and concerns of the Commission.

Section A14-14 thru A14-25 of the Suffolk County Administrative Code

- **Town of Brookhaven's Draft 2016 Horseblock Road Corridor Study and Land Use Plan for Farmingville;** the application is referred by the Brookhaven Town Board, received on June 6, 2016 - the Commission's jurisdiction for review is that the application is a zoning action, amendment to a local law and/or a moratorium. The Town has proposed adoption of the Study and Plan as part of the Town Comprehensive Plan as a policy document that the Town will use as a guide for decision making. The Plan provides a set of recommendations and design parameters to sustain and improve the Farmingville study area and Horseblock Road corridor.

The staff report recommended approval of the 2016 Horseblock Road Corridor Study and Land Use Plan for Farmingville and comments for their consideration and use by the Brookhaven Town Board. After deliberation the Commission resolved to generally agree with the staff report and approve the Study and Land Use Plan with one (1) comment.

The motion to approve made by Commission member Kaufman and seconded by Commission member Chartrand, vote to Approve; 10 ayes, 0 nays, 0 abstention, 1 recusal (Kelly).

Section A14-14 thru A14-25 of the Suffolk County Administrative Code

- **Country Pointe at Yaphank;** the application is referred by the Town of Brookhaven, received on June 6, 2016 – the Commission’s jurisdiction for review is that the application is adjacent to County Route 46 (William Floyd Parkway) and State Route 495 (Long Island Expressway); and within the Suffolk County Pine Barrens Zone. The applicants are seeking site plan approval from the Town of Brookhaven Planning Board for the construction of 400 attached residential units (300 retirement housing and 100 non-age restricted units) on approximately 75.88 acres of land in the hamlet of Yaphank. Ten (10%) of the units (40) are to be affordable units in accordance with local and State requirements. The site plan includes private roadways (not to be dedicated to the Town), an 11,621 SF clubhouse, pools common areas, tennis courts, gazebos, shuffleboard, 5 ponds and other typical. The proposed site plan and improvements are intended to be consistent with the Town of Brookhaven approved “Meadows at Yaphank” change of zone of the property to a PDD (Planned Development District).

The staff reported that the Suffolk County Planning Commission previously reviewed the Change of Zone petition to the current PDD at its regular meeting on September 7, 2011 and resolved to approve it with three (3) comments; the Commission also reviewed a subdivision and some ‘Phase 1’ site plan construction for the residential component of the Meadows at Yaphank PDD which the Commission resolved to approve with eight (8) comments at their regularly scheduled meeting of April 2, 2014.

The current staff report recommended approval of the Site Plan application and offered six (6) comments for consideration and use by the Town of Brookhaven Planning Board. After deliberation the Commission resolved to agree with the staff report and approve the application with the six (6) comments.

The motion to approve the site plan application was made by Commission member Kelly and seconded by Commission member Finn, vote to Approve; 11 ayes, 0 nays, 0 abstention.

- **Gurwin Senior Housing Inc;** the application is referred by the Town of Huntington, received on June 14, 2016 – the Commission’s jurisdiction for review is that the application is adjacent to County Road 4 (Commack Road). The applicant is seeking Change of Zone approval from the Huntington Town Board for a 10.47 acre parcel currently split zoned R-20 (Residential 20,000 SF) and R-40 (Residential 40,000) to R-HS (Residential Health Services) to allow for the construction of a 237 unit independent senior living complex.

The staff report recommended approval of the Change of Zone application with two (2) modifications and offered eleven (11) comments for consideration and use by the Huntington Town Board. After deliberation the Commission resolved to agree with the staff report and approve the application with the six (6) comments.

The motion to approve the change of zone application subject to two (2) modifications and with eleven (11) comments for their consideration and use by the Huntington Town Board was made by Chairwoman Casey and seconded by Commission member Kelly, vote to Approve; 11 ayes, 0 abstentions.

Other Commission Business

- The Commission agreed to table the adoption of the 2016 Rules of Proceedings.
- The Chair announced that the next Planning Commission meeting would be held at the Riverhead County Center at 2 p.m. on August 3rd. And prior to the meeting, at 1 p.m.
- Chairwoman Casey reminded the Commission members that next Friday was the East End Transportation Summit and hopes to see all them there. Director Sarah Lansdale briefed the Commission members on what the format would be at the Summit.
- The Chair recognized Chief Planner Andy Freleng, and the presentation he had given at last month's Commission meeting on 'parking stall reduction strategies', and announced that a working group would be forming soon to move that initiative forward, and that she was looking for interested Commission member to be involved.

Meeting Adjournment (3:05 p.m.)

- The motion to adjourn the meeting was made by Chairwoman Casey with no objections; Vote Approved: unanimously.